

In re:  
Jamie Lynn Galian  
Debtor

Case No. 21-11710-SC  
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0973-8 User: admin Page 1 of 2  
Date Rcvd: Sep 05, 2024 Form ID: pdf042 Total Noticed: 1

The following symbols are used throughout this certificate:  
**Symbol**      **Definition**  
+      Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 07, 2024:  
NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/PDF: jamiegallian@gmail.com	Sep 06 2024 00:39:00	Jamie Lynn Galian, 16222 Monterey Ln Unit 376, Huntington Beach, CA 92649-2258

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.  
NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 07, 2024      Signature:      /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 5, 2024 at the address(es) listed below:

Name	Email Address
Aaron E. DE Leest	on behalf of Plaintiff Jeffrey I. Golden adeleest@marshackhays.com adeleest@marshackhays.com,alinares@ecf.courtdrive.com
Aaron E. DE Leest	on behalf of Trustee Jeffrey I Golden (TR) adeleest@marshackhays.com adeleest@marshackhays.com,alinares@ecf.courtdrive.com
Bradford Barnhardt	on behalf of Plaintiff Houser Bros. Co. bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
Bradford Barnhardt	on behalf of Interested Party Courtesy NEF bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com

District/off: 0973-8

User: admin

Page 2 of 2

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Brandon J. Iskander

on behalf of Plaintiff The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com  
kmurphy@goeforlaw.com

Brandon J. Iskander

on behalf of Creditor The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com  
kmurphy@goeforlaw.com

D Edward Hays

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ehays@marshackhays.com  
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Interested Party Courtesy NEF ehays@marshackhays.com  
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Plaintiff Houser Bros. Co. ehays@marshackhays.com  
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Eric P Israel

on behalf of Trustee Jeffrey I Golden (TR) eisrael@danninggill.com danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Jeffrey I Golden (TR)

lwerner@go2.law jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com

Laila Masud

on behalf of Plaintiff Houser Bros. Co. lmasud@marshackhays.com  
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Masud

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates lmasud@marshackhays.com  
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Masud

on behalf of Interested Party Courtesy NEF lmasud@marshackhays.com  
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Mark A Mellor

on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Mark A Mellor

on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Robert P Goe

on behalf of Creditor The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Robert P Goe

on behalf of Interested Party The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Robert P Goe

on behalf of Plaintiff The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Shantal Malmed

on behalf of Trustee Jeffrey I Golden (TR) shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

Shantal Malmed

on behalf of Plaintiff Jeffrey I. Golden shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

United States Trustee (SA)

ustpregion16.sa.ecf@usdoj.gov

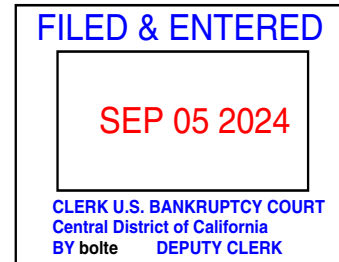
Valerie Smith

on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

TOTAL: 23

1 ERIC P. ISRAEL (State Bar No. 132426)  
eisrael@DanningGill.com  
2 DANNING, GILL, ISRAEL & KRASNOFF, LLP  
1901 Avenue of the Stars, Suite 450  
3 Los Angeles, California 90067-6006  
Telephone: (310) 277-0077  
4 Facsimile: (310) 277-5735

5 Attorneys for Jeffrey I. Golden,  
Chapter 7 Trustee  
6



7 UNITED STATES BANKRUPTCY COURT  
8 CENTRAL DISTRICT OF CALIFORNIA  
9 SANTA ANA DIVISION

11 In re  
12 JAMIE LYNN GALLIAN,

14 Debtor.

Case No. 8:21-bk-11710-SC  
Chapter 7

**ORDER GRANTING TRUSTEE'S  
APPLICATION TO EMPLOY REAL  
ESTATE BROKER COLDWELL  
BANKER REALTY AND AGENTS  
WILLIAM FRIEDMAN AND GREG  
BINGHAM PURSUANT TO 11 U.S.C.  
§§ 327 AND 328 (DOCKET NO. 395)**

Date: August 27, 2024  
Time: 1:30 p.m.  
Place: Courtroom "5C"  
411 W. 4<sup>th</sup> Street  
Santa Ana, CA

21 On August 27, 2024, at 1:30 p.m., there came before the Court for hearing the *Trustee's*  
22 *Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman*  
23 *and Greg Bingham Pursuant to 11 U.S.C. §§ 327 and 328 (docket no. 395)* (the "Application")  
24 filed by Jeffrey I. Golden, the Chapter 7 trustee herein (the "Trustee"), the Honorable Scott C.  
25 Clarkson, United States Bankruptcy Judge, presiding. Appearing for the Trustee was Eric P. Israel  
26 of Danning, Gill, Israel & Krasnoff, LLP; the Trustee appeared; the Debtor appeared in pro per;  
27 and Ed Hays of Marshack Hays LLP appeared for Houser Brothers Co. ("Houser"). No other  
28 appearances were made.


1 The Court having read and considered the Application, the Debtor's opposition to the  
2 Application (*docket nos. 401, 402 and 403*), the Trustee's reply thereto (*docket no. 408*), the Notice  
3 of Joinder filed by Houser in the Application (*docket no. 409*), having heard the oral statements at  
4 the hearing including by the Debtor, the Trustee's counsel, and the Trustee's real estate broker,  
5 Greg Bingham (the "Trustee's Broker"), and for the reasons set forth by the Court on the record at  
6 the hearing, it is hereby

7 ORDERED THAT:

- 8 1. The Application is granted in its entirety.
- 9 2. The Trustee is authorized to employ Coldwell Banker Realty ("Broker") and its  
10 agents William Friedman and Greg Bingham as the bankruptcy estate's real estate agents herein  
11 pursuant to the terms and conditions set forth in the Application.
- 12 3. The Trustee is authorized to enter into the exclusive listing agreement with the  
13 Broker upon the terms and conditions set forth in the Application.
- 14 4. The Trustee is authorized to extend, modify (except no increase as to commission),  
15 or terminate the agreement, in his sole discretion, without further notice or approval of the Court.
- 16 5. The Debtor shall afford the Trustee's Broker unimpeded access to the Property upon  
17 24 hours' advance notice to her cell phone.

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24 Date: September 5, 2024

  
Scott C. Clarkson  
United States Bankruptcy Judge